

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

Property Name: "Farmlands" (Tenant/Gardner's Cottage) Inventory Number: BA-2427
Address: 614 Hilltop Road on the grounds of Catonsville High School Historic district: yes ☒ no
City: Catonsville Zip Code: 21228 County: Baltimore County
USGS Quadrangle(s): Baltimore West
Property Owner: Board of Education of Baltimore County Tax Account ID Number:
Tax Map Parcel Number(s): 515 Tax Map Number: 101
Project: Disposition of the Farmlands Tenant/Gardner's Cottage Agency: Board of Education of Baltimore County
Agency Prepared By: MHT
Preparer's Name: C. Andrew Lewis Date Prepared: 9/9/2003
Documentation is presented in: MHT Library (MIHP Form BA-2427)
Preparer's Eligibility Recommendation: ☒ Eligibility recommended Eligibility not recommended
Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property:
Inventory Number: Eligible: yes Listed: yes
Site visit by MHT Staff ☒ yes ☐ no Name: C. Andrew Lewis Date:

Description of Property and Justification: (Please attach map and photo)

"Farmlands" was built on part of a 10,000 acre tract known as "Moore's Morning Choice" granted to Caleb Dorsey in 1717. The land was situated on both sides of the Patapsco River and stretched from Ellicott City to Relay. Dorsey is reputed to have built the house known as Belmont on this property in 1738 and his son Edward later inherited Belmont. Edward's son Hammond married Miss Pickering of Boston and the "Farmlands" house was constructed by Edward Dorsey for them circa 1800. Several thousand acres of land also came as part of the wedding gift. Henry Somerville bought the "Farmlands" house and 600 acres circa 1820 and named it Bloomsbury Farm. In 1848, Gustav W. Lurman purchased Bloomsbury, changed the name to Farmlands, made improvements to the house and laid out pleasure grounds that were to become nationally famous. The house and most of the outbuildings were demolished in 1952 to make way for the new Catonsville High School. One building that remains extant is the Tennant or Gardner's Cottage. This cottage is sometimes also referred to as the Lurman House for its association with Gustav Lurman and as the Leapole House for its association with a later groundskeeper, Mr. Lloyd Leapole.

The cottage, which is situated on the grounds of Catonsville High School, is set well back from the road and faces south. The cottage is a 1 1/2 story, four-bay by two-bay rubble stone structure with two courses of brick on top of the stone and quoins at the corners. There is a standing-seam metal hip roof and a paneled brick chimney in the center. There is a one-story wing on the

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☒ Eligibility not recommended

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

C. Andrew Lewis
Reviewer, Office of Preservation Services

Reviewer, National Register Program

Tuesday, September 09, 2003

Date

9/15/03
Date

NR-ELIGIBILITY REVIEW FORM

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"Farmlands" (Tenant/Gardner's Cottage)

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south, set to the west, which is two bays by two bays. It is also of rubble stone construction with quoins, and has a shed roof with standing-seam metal roof that slopes down to the west. Please refer to the Maryland Inventory of Historic Properties Form BA-2427 for a more detailed description of the cottage and a more thorough explanation of the history of Farmlands.

The Farmlands Tenant/Gardner's Cottage is significant under Criterion A for its association with the historical development of Baltimore County and under Criterion C as a representative example of a large estate outbuilding.

As of the date of this writing, the Farmlands Tenant/Gardner's Cottage is to be transferred from the Baltimore County Board of Education to the Catonsville Historical Society.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☒ X Eligibility not recommendedCriteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

C. Andrew Lewis

Reviewer, Office of Preservation Services

Tuesday, September 09, 2003

Date

Reviewer, National Register Program

Date

BA-2427
"Farmlands"
614 Hilltop Road
Catonsville
Private
c. 1848

Farmlands was located where the Catonsville High School now stands on Bloomsbury Avenue and South Rolling Road in Catonsville, Baltimore County, Maryland. The house was demolished to make way for construction of the school, but several other buildings and portions of the landscaped gardens survive. The Gardner's Cottage is located at 614 Hilltop Road, on the Catonsville High School property grounds. The house is set well back from the road and faces south. The house is a 1 1/2-story, four-bay by two-bay rubble stone structure with two courses of brick on top of the stone and quoins at the corners. There is a hip roof with standing-seam metal and a paneled brick chimney in the center. There is a one-story wing on the south, set to the west, which is two bays by two bays. It is also of rubble stone construction with quoins, and has a shed roof with standing-seam metal that slopes down to the west. The first story has two rooms in the main block and a single room in the wing. The second story has a passage that runs to the west on the north wall and then turns to the south down the center of the main block. There is one chamber on the south side of the stairs, to the east of this center passage, a second chamber on the west side of the passage, in the northwest corner, and a third chamber at the south end of the passage, at the southwest corner. About 125 feet north of the high school is a barn or carriage house that was also associated with the Farmlands property. It faces south toward the school and is now used as a maintenance shed. It is a two-story, three-bay by three-bay rubble stone structure of local granite with quoins. It

has a hip roof with asphalt shingles. There are one-story, three-bay by one-bay wings of rubble stone with slightly sloping roofs on both the east and west elevations.

"Farmlands" was built on part of a of 10,000 acre tract known as "Moore's Morning Choice" granted to Caleb Dorsey in 1717. The land was situated on both sides of the Patapsco River and stretched from Ellicott City to Relay. Dorsey is reputed to have built the house known as Belmont on this property in 1738, and his son Edward later inherited Belmont. Edward's son Hammond married Miss Pickering of Boston, and the "Farmlands" house was constructed by Edward Dorsey for them c. 1800. Several thousand acres of land also came as part of the wedding gift. Henry Somerville bought the "Farmlands" house and 600 acres c. 1820 and named in Bloomsbury Farm. In 1848 Gustav W. Lurman purchased Bloomsbury, changed the name to Farmlands, made improvements to the house, and laid out pleasure grounds that were to become nationally famous. Lurman was a native of Bremen, Germany who immigrated to Baltimore and married Frances Lyman Donell. They lived in a substantial and elegant house at 122 W. Franklin Street in Baltimore City. An engraving of the house was included in Robert Taylor's "Map of the City and County of Baltimore," of 1857, and it appears that the house changed little from this time up until it was demolished. Around the same time as the Taylor map was published, a lithograph by E. Sachse & Co. was made of Farmlands, consisting of two views of the property. The top view was looking out over the landscaped grounds to the southeast from the porch of the house, which was located at the top of a large hill. It shows on the left-hand side a large greenhouse set on a landscaped mound that is flat on top and curves distinctly on the south side. The curving

mound survives in the approximate location shown in the illustration, but even the stairs that were placed on the hill have disappeared. The second lithographic view was of the house, and was made from down the hill, looking up through the trees. The house was a 2 ½-story, stuccoed brick structure eight bays, or 110 feet, long and 40 feet wide. The southeast, or garden front, and the northwest, or entrance front, were apparently mirror images of each other. There were pairs of windows at each end, and in the center, with each pair separated from the others by a gabled one-bay pavilion of shallow projection. A one-story porch wrapped around most of the house. Both the northeast and southwest ends of the house had small wings.

“Farmlands” was known as much for its gardens as for anything else, and Henry Winthrop Sargent, in his 1859 edition of Downing’s *Landscape Gardening*, described the property with admiration. The plan of the Gardener’s Cottage is unusual, and does not follow any of the typical vernacular farmhouse plans of the region. The front door apparently opened into the parlor in the west half, and this room must have been heated by a stove, as there is no evidence of a fireplace here. The east half of the house was likely the kitchen and was probably used for dining, as well. The location of the stairs is the most unusual feature, at the north end of the kitchen. The addition of a new kitchen wing on the front of the house turned the unusual plan into a confused one. On the exterior, the house also is not typical of local vernacular farmhouses, but shows a more conscious effort at design in the use of the hip roof with the chimney in the center. The house apparently had frieze windows on all sides, most of which were converted to dormers at a later date. Gustav Lurman died in 1866, leaving most of his property to his

widow, Frances, for life, and after her death to his children. Younger son Theodor Lurman bought "Farmlands" in 1887 and lived there for years, but sold it in 1906 to a trustee, with the condition that they "permit Frances D. Lurman during her life . . . to occupy, manage and enjoy said property." Frances, a renowned Catonsville beauty who remained single until into her 70s, was the daughter of Gustav Lurman, Jr., and reportedly lived at "Farmlands" and operated the diminished farm and extensive gardens. The trustee sold the property to Baltimore County for the new Catonsville High School in 1948, thus ending a century of Lurman occupation of the land, and two years later Frances Lurman died.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2427

1. Name of Property (indicate preferred name)

historic "Farmlands"

other

2. Location

street and number Bloomsbury Ave. & S. Rolling Rd., 614 Hilltop Rd. not for publication

city, town Catonsville X vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name Board of Education of Baltimore County

street and number 9610 Pulaski Park Dr. telephone

city, town Baltimore state MD zip code 21220-1435

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel: 101-515

city, town Towson liber 1717 folio 448

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report
☒ Other MIHP

6. Classification

Category		Ownership	Current Function		Resource Count	
	district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/>	building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	2	1 buildings
	structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	1	0 sites
<input checked="" type="checkbox"/>	site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	0	0 structures
	object		<input checked="" type="checkbox"/> education	<input type="checkbox"/> transportation	0	0 objects
			<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	3	1 Total
			<input type="checkbox"/> government	<input type="checkbox"/> unknown		
			<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
			<input type="checkbox"/> industry	<input type="checkbox"/> other:		
					Number of Contributing Resources previously listed in the Inventory	
					1	

7. Description

Inventory No. BA-2427

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Farmlands was located where the Catonsville High School now stands on Bloomsbury Avenue and South Rolling Road in Catonsville, Baltimore County, Maryland. The house was demolished to make way for construction of the school, but several other buildings and portions of the landscaped gardens survive.

The Gardner's Cottage is located at 614 Hilltop Road, on the Catonsville High School property grounds. The house is set well back from the road and faces south. The house is a 1 ½-story, four-bay by two-bay rubble stone structure with two courses of brick on top of the stone and quoins at the corners. There is a hip roof with standing-seam metal and a paneled brick chimney in the center. There is a one-story wing on the south, set to the west, that is two bays by two bays. It is also of rubble stone construction with quoins, and has a shed roof with standing-seam metal that slopes down to the west.

The south elevation of the main block on the first story has six-over-six sash with a wood lintel below a splayed brick jack arch in the east-center bay. This window has a wood sill, a beaded-interior-edge frame that is mitered at the corners, and shutter hinges. The east bay has a boarded-up door with a wood sill, a splayed brick jack arch, a beaded interior edge, and a three-light transom. There is a diamond-plate tie rod between these two bays. The stonework has a gray mortar with some traces of penciling, and one of these pencil lines passes behind the diamond-plate tie rod. The second story has a wall dormer with a one-over-six sash in the east-center bay. The top sash breaks through the eave and the dormer has a gable roof. The west jamb of the window opening has brick in the wall and there is a wood sill and plain trim. The two west bays of the main block are now covered by the addition, which will be discussed later. On the south elevation is a new wood porch with a corrugated fiberglass roof.

On the east elevation the foundation has a cellar entrance in the south bay with a new wood lintel that has two courses of brick above it. The first story has a six-over-six sash in the center that is identical to that on the south elevation. There are three diamond-plate tie rods, and the second story has a dormer like the south elevation, but with a six-over-six sash. There is a wood box cornice.

The north elevation foundation has a narrow window opening in the east bay. The first story has no openings. The second story has two six-light frieze windows with beaded-interior-edge mitered frames and straight brick jack arches. There are two diamond-plate tie rods. The west elevation of the main block, on the first story, has a typical six-over-six sash with a granite lintel above a wood lintel on the north bay. The south bay has a typical six-over-six sash. Between the two windows are some small wood nailing blocks in a horizontal line at the level of the wood lintel and in a vertical line at the center of the elevation. There are two diamond-plate tie rods. The second story has two six-light frieze windows, the north one set slightly south of the first story north bay and the south one set close to center.

The west elevation of the wing has a stovepipe hole in the center of the wall that leads to a parged, rebuilt chimney. To the south of this interior chimney is a four-panel door with sunk double fields, ogee panel moulds, and a beaded-interior-edge frame. There is a wood lintel with brick above it. There appears to be some original pointing here. The mortar was off-white, and was then pointed with a dark gray mortar with a flat joint, and then white rectangles of penciling were painted on the mortar. There was a porch or shed on the south bay of this wing, and only the concrete pad for it still survives, but the stone wall in this location is painted silver.

The south elevation of the wing is badly bowing out except at the east corner where there is an "S" tie rod. There are two six-over-six double-hung sash. The west bay has one course of parged brick below the window sill, has a beaded-interior-edge frame with shutter hinges, and has a splayed brick jack arch. The east bay has parged brick on the east jamb and on both sides of the splayed brick jack arch. The beaded-interior-edge frame also retains shutter hinges. On the east elevation of the wing, the south bay has a six-over-six sash with a brick sill, a splayed brick jack arch, and a beaded-interior-edge frame with shutter hinge mortises. There is an "S" tie rod near the south corner. The north bay has a four-panel door with a frame that is typical of this building and a splayed

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brick jack arch. There are traces of penciling on dark mortar above the door, but most of the building has been repointed with a light mortar over top of the dark gray.

There is a cellar under the east half of the main block only. It has a concrete floor, parged rubble stone walls, and sawn joists that appear to be sash sawn but have heavy whitewash. They run east-west, are 3 inches by 9 inches, and are spaced between 19 inches and 22 inches on centers. The flooring above them is circular-sawn and runs north-south. It is random width, between 2 ½ inches and 5 inches. The fireplace header on the west has through tenons into the trimmers with face pegs in the tenons. The hearth support consists of tongue-and-grooved boards that rest on a ledger board fastened to the sill of the header, and on the other end rest on the fireplace support. The only access to the cellar is from an outside entrance on the east elevation, near the south corner. There are stone cheek walls and a beaded-edge vertical-board door on cast iron butt hinges with five knuckles, but they appear to have loose joints. There is no evidence of a stairway at the north end. In the southwest corner are the remains of a parged brick cistern, but two walls of it have been removed.

The east room has carpet, paneling, and textured plaster ceiling. There is plain baseboard. The south door has splayed jambs with a recessed, beaded-interior-edge frame. The architrave has a beaded interior edge on the sides but nothing on the top, though it may now be hidden here by the ceiling. There is a four-panel door with sunk fields and no panel moulds. It is hung on cast iron butt hinges with five knuckles and fast joints, and has a plain cast iron rim lock with a brass knob on the exterior and a mineral knob on the interior. The south and east windows have splayed jambs. The sash have 9-inch by 12-inch lights, have no parting beads or check rails, and do not have latches. The architrave is mitered and has a beaded interior edge. The west elevation has a bricked-over fireplace in the center that is segmentally arched. This fireplace appears to have been infilled at three different times, making four periods in which it was used with difference-sized openings. The first period is large enough to be a cooking fireplace, and then splayed jambs were added. Next came infill for a coal insert, and finally the insert was removed and closed off for the use of a stove. There is a small brick mantelshelf here. To the south of the fireplace is a cupboard with two beaded-edge, tongue-and-grooved, vertical-board doors at the bottom and two glazed doors at the top that have 15 lights each. The lights are 6 inches by 8 inches, and there are four shelves in the top half. These doors are hung on cast iron butt hinges with three knuckles each, and then are heavily painted. South of the cupboard is a doorway that has the same architrave as the windows. The door was hung on the west side of the north jamb and before that was hung on the west side of the south jamb, but it is now missing. North of the fireplace is another door with typical architrave, but it now has a hollow core door. The earlier door was hung on the west side of the south jamb. The north elevation of this room has an enclosed winder stair in the north-east corner; the stair then turns to a straight run along the north wall and ascends to the west. There is a closet beneath the stair with a typical four-panel door and typical architrave. It had a small lock, and then a larger rim lock. There are cast iron butt hinges with five knuckles and fast joints. There are wood shelves on the west and north walls, plus one shelf on the east wall. The north and west walls have four sets of shelves, most of which appear to be original.

The northwest room has carpeting, plain baseboard, and furred-out walls with dry wall. There are two typical six-over-six sash with plain architrave on the west elevation. The east door architrave is identical to that in the east room. The east wall has a wood mantelshelf on two simple ogee brackets. A small vestibule has been created in the southeast corner of this room, with a door on the south wall. It is a new hollow core door with a plain mitered architrave. The vestibule has a typical four-panel door on the south that has plain mitered architrave. It has cast iron butt hinges with two knuckles and a plain cast iron rim lock with mineral knobs. The jambs are of straight wood boards, and it is not clear whether this opening has been altered from splayed jambs.

The southwest room is a modern kitchen in the wing. There is 2 ½-inch pine flooring that runs north-south, and is mostly covered with linoleum. It appears that there was probably a window on the north wall, to the west, but this is now lathed and plastered over. The west elevation has a closed off fireplace in the center with a stovepipe and a plain wood shelf. To the north of the fireplace is a built-in cupboard with two one-panel doors on top and six shelves behind these doors. The doors have sunk, flat

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panels with ovolo panel moulds. The north door has three hinges that have ball finials, and the south door has two hinges with five knuckles and loose joints. The doors appear to be reused. At the bottom of the cupboard are two plain flat board doors, the south one being larger than the north one. There are face-mounted butt hinges. On the east elevation, to the north, is a four-panel door with sunk double fields, a plain cast iron rim lock with a 20th century brass knob, and butt hinges made of stamped metal plates with three knuckles. The door opening has splayed jambs and beaded-interior-edge architrave that is mitered at the corners. There is a window to the south of this door and two on the south elevation. They have splayed jambs and the same architrave as the east door. The walls are plastered and there is textured plaster on the ceiling.

The second story has a passage that runs to the west on the north wall and then turns to the south down the center of the main block. There is one chamber on the south side of the stairs, to the east of this center passage, a second chamber on the west side of the passage, in the northwest corner, and a third chamber at the south end of the passage, at the southwest corner. The passage floor is random-width pine between 3 ¼ inches and 7 ½ inches, runs north-south, and continues into the southwest chamber. It is covered by linoleum, and carpeting in turn covers this. There is a window on the stairway that has two one-light casements with dovetail butt hinges. It has typical beaded-interior-edge architrave that is mitered at the corners. The walls and ceilings of this passage have textured plaster. The east chamber doorway is set at an angle and has typical architrave, a typical four-panel door, cast iron butt hinges with five knuckles, and a plain cast iron rim lock with small brass knobs that is earlier than the other locks in the building.

In the east chamber, the west elevation has a fireplace that is bricked-in. There is a wood mantel with plain pilasters, a plain frieze, and plain impost blocks. The bed mould has a Greek ovolo above a cavetto and bead. The mantelshelf is also plain. To the north of the fireplace is peg rail that has been wallpapered over. There is a stovepipe hole above the mantel. To the south of the mantel is a built-in closet with two four-panel doors, each door consisting of four square panels set one above the other. The bottom two panels have fields while the top two are flat and sunk. The doors are hung on three hinges each, with ball finials, and have a mortise lock with a brass knob. South of the closet is a dresser that has been walled in, and the drawers are now missing. The top sash of the south dormer window originally had six lights, but the muntins have been removed. The bottom sash has a shallow Roman ovolo profile and is probably reused from the frieze window that apparently was located here and was converted to a dormer. The east window dormer muntins have a deep Greek profile cavetto. The ceiling lath is circular-sawn and appears to be fastened with cut nails. On the north elevation, to the east, is a short door above the stairway. It is set about one foot above the floor and has two tall panels with sunken fields and no panel moulds. It is hung on cast iron butt hinges with five knuckles and fast joints and has a small cast iron cabinet rim lock.

The northwest chamber door and architrave are typical for this building and the rim lock is identical to that of the east chamber door. The north window is a six-light casement with typical architrave and is hung on cast iron butt hinges with five knuckles and fast joints. There is peg rail on the north wall, just below the rafter eaves, but no pegs are left. The west window is the same as the north window, but has been flipped to open out. The room is carpeted and has plain baseboard. The north and west window muntins are the same as those in the east chamber south window bottom sash. The southwest chamber has typical architrave on the door, but the top piece has been hacked off. There is a new hollow core door here. The north wall has peg rail that no longer has any pegs and has been wallpapered over. The room is carpeted and has plain baseboard. The south and west windows have typical six-light casements and the muntins are the same as the east chamber south window bottom sash. The hinges have three knuckles. There is a stovepipe hole on the east wall, near the door, that has been wallpapered over.

About 125 feet north of the high school is a barn or carriage house that was also associated with the Farmlands property. It faces south toward the school and is now used as a maintenance shed. It is a two-story, three-bay by three-bay rubble stone structure of local granite with quoins. It has a hip roof with asphalt shingles. There are one-story, three-bay by one-bay wings of rubble stone with slightly sloping roofs on both the east and west elevations.

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The south elevation of the center section has a modern steel roll-up door in the center of an original opening that is segmentally arched and has stone voussoirs. The arched area above the rectangular doors has infill with beaded-edge-and-center boards. Above this opening is a new small plywood door in an original opening, with a wide, plain wood frame. There are no openings in the south and east bays. The south elevation of the west wing has a pair of large vertical-board wood doors hung on machine-made strap hinges. The south elevation of the east wing is identical to this. The west elevation of the west wing has a door opening in the center that is infilled with rubble and has a splayed-brick jack arch. There is a cornice of two courses of corbelled brick. The second story of the main block on the west elevation has three narrow slit vents that are bricked in on the interior. The north elevation of the west wing is identical to the south elevation of this wing. On the north elevation of the main block, the first story has two door openings with stone voussoirs, one in each of the east and west bays. The east bay now has a one-over-one sash with rubble stone infill below it. The west bay has brick infill at the top and rubble stone infill at the bottom, and a brick exterior chimney covers the west end of this opening. The second story has a plywood door in the center that is hung on tapered strap hinges with round ends. The opening has stone voussoirs. The north elevation of the east wing is the same as the north elevation of the west wing. The east elevation of the east wing has no openings. The east elevation of the main block, on the second story, has three slit vents.

8. Significance

Inventory No. BA-2427

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates	n/a	Architect/Builder	n/a
Construction dates	c. 1820-50		

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

"Farmlands" was built on part of a 10,000 acre tract known as "Moore's Morning Choice" granted to Caleb Dorsey in 1717. The land was situated on both sides of the Patapsco River and stretched from Ellicott City to Relay. Dorsey is reputed to have built the house known as Belmont on this property in 1738, and his son Edward later inherited Belmont. Edward's son Hammond married Miss Pickering of Boston, and the "Farmlands" house was constructed by Edward Dorsey for them c. 1800. Several thousand acres of land also came as part of the wedding gift. Henry Somerville bought the "Farmlands" house and 600 acres c. 1820 and named it Bloomsbury Farm. In 1848 Gustav W. Lurman purchased Bloomsbury, changed the name to Farmlands, made improvements to the house, and laid out pleasure grounds that were to become nationally famous. Lurman was a native of Bremen, Germany who immigrated to Baltimore and married Frances Lyman Donell. They lived in a substantial and elegant house at 122 W. Franklin Street in Baltimore City. The house and most of the outbuildings were demolished in June 1952 to make way for the new Catonsville High School, but there is some record of the buildings, making them worthy of brief note. An engraving of the house was included in Robert Taylor's "Map of the City and County of Baltimore," of 1857, and it appears that the house changed little from this time up until it was demolished. Around the same time as the Taylor map was published, a lithograph by E. Sachse & Co. was made of Farmlands, consisting of two views of the property. The top view was looking out over the landscaped grounds to the southeast from the porch of the house, which was located at the top of a large hill. It shows on the left-hand side a large greenhouse set on a landscaped mound that is flat on top and curves distinctly on the south side. Beyond this curving hill is a geometric garden that extends to the east and disappears into a naturalized landscape. Dotted among the trees in the middle ground are several buildings, at least one of which was probably a barn. The greenhouse is not the same as photographs of the greenhouse that was demolished by the Board of Education, but there are some similarities, suggesting that it may have been altered and enlarged, or was rebuilt in a similar form. The curving mound survives in the approximate location shown in the illustration, but even the stairs that were placed on the hill have disappeared. (1)

The second lithographic view was of the house, and was made from down the hill, looking up through the trees. The view is not as detailed as the Taylor map vignette, but the general form of the house is the same. Twentieth-century photographs give the best view of the building. The house was a 2 1/2-story, stuccoed brick structure eight bays, or 110 feet, long and 40 feet wide. The southeast, or garden front, and the northwest, or entrance front, were apparently mirror images of each other. There were pairs of windows at each end, and in the center, with each pair separated from the others by a gabled one-bay pavilion of shallow projection. A one-story porch wrapped around most of the house. Both the northeast and southwest ends of the house had small wings. According to a rental advertisement from the early twentieth century, the first story had seven rooms and a passage, the second story nine bedrooms and passages, and the attic story was finished with seven rooms and passages. A grandchild recalled of the house: "A long verandah goes its whole length decorated in the old days with hanging baskets of ferns and choice hot house plants and providing ease with bamboo furniture. The front door opened on a hall going through to a simple staircase and a door opening to the back lawns. There was a large room on the right as you entered the hall, used as a spare room, on the left

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Maryland Inventory of Historic Properties Form

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Name "Farmlands"

Continuation Sheet

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was a long passage opening on the dining room on one side and drawing rooms and a square hall upon the other." She also noted: "the oriental atmosphere of the square hall, the India china, embroideries, and teakwood furniture being a reminder of those sumptuous days when William Donnell and Sons maintained a lively East Indian trade, their vessels bringing back along with cargoes of tea, much bric-a-brac and furniture that has been handed down to us today." (2)

"Farmlands" was known as much for its gardens as for anything else. Henry Winthrop Sargent, in his 1859 edition of Downing's *Landscape Gardening*, described the property with admiration. "In the neighborhood of Baltimore is Farmlands the noble estate of G. W. Lurman Esq. comprising nearly 600 acres, a large portion of which is cultivated for agricultural purposes, with very remunerating success. The mansion, without any architectural pretension, is one of great comfort and extent, commanding varied views over a fine rolling country to the city and adjacent Chesapeake; a well designed walk leads from the lawn shaded by majestic oaks, with a few fine and effective cedars, to a pretty valley, bordered by masses and clumps of rhododendrons, hollies, azaleas, and other rare and valuable shrubs and trees; the whole terminating in a brilliant French parterre, surmounted on a terrace by an extensive green-house, in the rear of which, a gardener's house, a double curvilinear vinery, a frame-yard with several hundred feet of brick pits, a well concealed vegetable and fruit garden, complete the modern appliances of a fine country seat." The Lurman's daughter, Josephine L. Stewart, credited her mother with the creation of the garden, importing plants from England, overseeing the German gardener, and adding and replacing material year after year. Stewart recalled of the garden: "A long walk leading to it, bordered along its winding curves with shrubbery and trees—purple beech, magnolia grandiflora, cedars of Lebanon, feathery acacia, beech, birch, sugar maples, dog-wood, red bud, all planted with a view to Spring and Autumn effects—long stretches of sloping greensward only broken by immense beds or clumps of the English rhododendron massed so that the color effect in June was a wonderful show. Now we pass into the formal garden on a large scale, with many differently shaped beds, all edged with Box, narrow gravel paths dividing them, a fountain in the center. Then a long border below the terraces filled with monthly and daily roses, peonies, bleeding hearts, snapdragons, chrysanthemums, and all the old-fashioned flowers, lemon verbena in great bushes, tube roses—then up the broad steps to the terrace in front of the green house, where one sat and overlooked the brilliant wealth of bloom. The green house full of lovely plants and ferns. Then through an arch in the Arbor Vitae hedge into the square rose garden, enclosed on all sides by hemlock hedges, the roses in large beds cut out of the close-shaven turf. The main walk leading to the cold grape house beyond was edged on either side by orange and lemon trees . . ." (3)

By 1913, when the gardens were featured in *Country Life in America*, they were not so well maintained as they had been in the previous century, but they were apparently just as extensive and little changed. "The finest walk at Farmlands is about half a mile long . . . It contains six features, each one of which is so great a contrast to the preceding that one is constantly on tiptoe with pleasure. First, then, as you leave the house you quickly pass through the noble grove of chestnut oaks and emerge from its cool shade into the hot sunshine of the meadow. Here the great feature is the vistas—the broad panorama of Bay and country side, and also the lawn vistas that are wholly within the estate. . . . [T]he second section of the walk, [is] a winding path which gradually descends the valley and is lined with rare and costly trees and shrubs. Nearly all of them are foreigners, such as box-trees carpeted with English ivy, Fortunes yew or cephalotaxis, and sycamore maple. Among the finest, however, are the American holly, hemlock, red cedar, and yellowwood. . . . Then comes the third section, a rhododendron garden at the bottom of a green valley which makes an amphitheatre about 500 feet in diameter. . . . This collection of rhododendrons was evidently designed to be visible from the house as an enticing spot of color. . . . But this garden is in the middle distance, seen over a great stretch of grass, and sunk low enough not to compete with the Bay for attention. Moreover, the rhododendrons are not isolated in full sunshine . . . but are seen against a noble foil of evergreen trees, including holly, red cedar, a glorious specimen of Japan's famous cryptomeria, and many Norway spruces [T]he third [actually fourth] section, which is a bit of woods, . . . is primarily a collection of magnolias, including many of the tall, summer-blooming kinds with their fascinating scarlet fruits. [Y]ou emerge from the dark wood and come into a brilliantly lighted French parterre. . . . Among the finest plants that have here

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Name "Farmlands"

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survived to a green old age are trimmed specimens of box and English yew. . . . Looking down on the garden from a terrace is a greenhouse, and around it are many fine evergreens, especially a tall Nordmann's fir. As you turn from the flower garden to these evergreens, the walk makes a gradual transition from formal foreigners to the natural grove of oaks which leads us back to the house" (4)

The advertisement to rent "Farmlands" noted several buildings on the property. "Separate servants' house, four rooms. Ice house. Stone stable, twelve stalls, ten carriages." The stable was probably a much larger building than the surviving maintenance shed, but was probably located near it. In 1879 "Farmlands" was surveyed and subdivided among the Lurman children. The buildings shown on the plat are apparently not to scale, as the house is not even twice as long as its width, but the relationship of buildings is probably fairly accurate. Near the house were two small structures and one large one, probably the stable, existing maintenance shed, and another building. The ice house could have been the other building, but it was probably much too small to get noticed on this plat. A surviving photograph of an outbuilding probably shows the ice house; the building is a squat stone structure with a cross gable roof covered in wood shingles, and has scalloped bargeboards. The third building, the servants' house, could be the surviving stone dwelling, or another building on the property. The four rooms mentioned in the ad are two rooms fewer than the existing building. The plat shows a cluster of four buildings in the location of the existing stone house, one of which could be the green house, but again it is not to scale. Sargent's description noted that the gardener's house was behind the green house, and the existing house is just north of the terrace where the green house stood. The location makes great sense for the function. What the other two buildings were is not known at this time. (5)

The house probably originally had four bays on the south front, and the front door may have been in the west-center bay, where a door is currently. The east bay was probably a window. The vestibule appears to have been added at a later date, but it would make sense to have it here, to separate the doorway from either room. The plan of the house is unusual, and does not follow any of the typical vernacular farmhouse plans of the region. The front door apparently opened into the parlor in the west half, and this room must have been heated by a stove, as there is no evidence of a fireplace here. The east half of the house was likely the kitchen and was probably used for dining, as well. The location of the stairs is the most unusual feature, at the north end of the kitchen. The addition of a new kitchen wing on the front of the house turned the unusual plan into a confused one. On the exterior, the house also is not typical of local vernacular farmhouses, but shows a more conscious effort at design in the use of the hip roof with the chimney in the center. The house apparently had frieze windows on all sides, most of which were converted to dormers at a later date. These windows seem to have been used first in some city row houses in place of dormers, and its use spread later to some farmhouses. In general, they first appear in Baltimore in the early 1820s and continue through the end of the 1840s. While this was a simple house with few details on which to securely date its construction, the second story mantel, with its Greek profile moulding, would most likely date from this period, too. This raises the possibility that the house was standing when the Lurmans purchased the farm, but it was more likely constructed by them, in conjunction with the planning of the gardens and erection of the greenhouse, shortly after they acquired the property. Photographs of the "Farmlands" property that were in the possession of the LaPole family show a similar building on the property of the Rolling Road Golf Club, used at the time the picture was taken as a storage building.

Gustav Lurman died in 1866, leaving most of his property to his widow, Frances, for life, and after her death to his children. In 1879 Frances Lurman had the property surveyed and subdivided, apparently to determine how it would be divided among the children. She retained "Farmlands" and some of the land around it until her death in 1885. Gustav Lurman, Jr. received part of the land that the golf club is on, and built a house there known as "Bloomsbury" in 1881. Younger son Theodor Lurman bought "Farmlands" for \$45,650 in 1887 and lived there for years, but sold it in 1906 to a trustee, with the condition that they "permit Frances D. Lurman during her life or until a sale under the powers hereinafter provided to occupy, manage and enjoy said property, or the rents and profits thereof, upon paying all taxes, insurance charges and other expenses of the maintenance and

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Name "Farmlands"

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preservation of the property." Frances, a renowned Catonsville beauty who remained single until into her 70s, was the daughter of Gustav Lurman, Jr., and reportedly lived at "Farmlands" and operated the diminished farm and extensive gardens. The trustee sold the property to Baltimore County for the new Catonsville High School in 1948, thus ending a century of Lurman occupation of the land, and two years later Frances Lurman died. (6)

Notes:

(1) The Argus (Catonsville), 23 February 1907, p. 3. Ellinor Stewart Heiser, Days Gone By (Baltimore, 1940), p. 86. The Lurman's city house was demolished many years ago. Robert Taylor, "Map of the City and County of Baltimore," 1857. E. Sachse & Co., "The House at the Farm of Gustav W. Lurman, Baltimore County, Maryland, U. S. A." In Laura Rice, Maryland History in Prints, 1743-1900 (Baltimore: Maryland Historical Society, 2002), p. 208. Photographs in the Catonsville Room, Catonsville Public Library.

(2) E. Sachse & Co., "View from the porch at the Farm of Gustav W. Lurman, Baltimore County, Maryland, U. S. A." In Laura Rice, Maryland History in Prints, p. 208. "A Typical Oldtime Maryland Home to Let," newspaper clipping, Catonsville Room, Catonsville Public Library. Heiser, Days Gone By, pp. 85-6.

(3) M. Lucetta Sisk, "Farmlands"- Historic Baltimore County Manor," typescript, December 1949, Catonsville Room, Catonsville Public Library. Mrs. Lloyd W. LaPole, typescript notes, 13 May 1959, Catonsville Room, Catonsville Public Library. Heiser, Days Gone By, pp. 93-4.

(4) Wilhelm Miller, "A Unique Series of Gardens Near Baltimore," Country Life in America (July 1913), pp. 47-9.

(5) "A Typical Oldtime Maryland Home to Let," newspaper clipping, Catonsville Room, Catonsville Public Library. Baltimore County Plat Book JWS 1-281. This is reprinted in Edward Orser and Joseph Arnold, Catonsville 1880 to 1940: From Village to Suburb (Norfolk, VA: The Donning Co., 1989), p. 58. Photograph in the Catonsville Room, Catonsville Public Library.

(6) MS 541, Box 1, Maryland Historical Society. Local tradition says that Theodor's brother Gustav purchased the property, and perhaps he paid the money, but he is not mentioned in the legal deeds. The 1915 Bromley map has Gustav's name on the "Farmlands" property. Baltimore County Land Records, JWS 163-140; WPC 309-117; 1717-448. Edward Orser and Joseph Arnold, Catonsville, pp. 53-9.

9. Major Bibliographical References

Inventory No. BA-2427

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 65 A.

Acreage of historical setting 65 A.

Quadrangle name Baltimore West

Quadrangle scale 1:24000

Verbal boundary description and justification

Because the landscape is an important component of this historic site, the entire grounds was examined, though portions of the grounds are now ball fields and a track. The extent of changes made is not known at this time, so the entire setting must be considered.

11. Form Prepared By

name/title Kenneth M. Short

organization _____ date 01/24/2003

street and number 610 Regester Ave. telephone 410-377-4953

city or town Baltimore state MD zip code 21212-1915

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

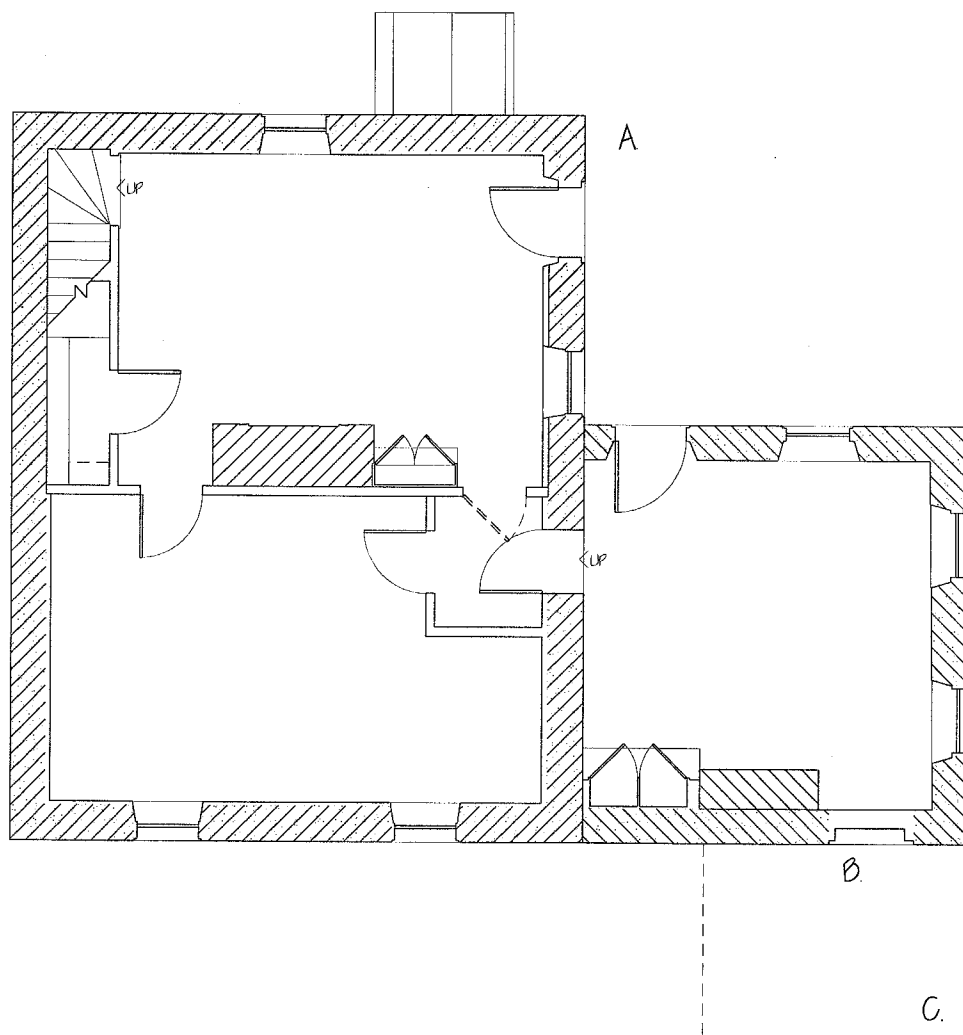
Inventory No. BA-2427

Name "Farmlands"

Continuation Sheet

Number 9 Page 1

See endnotes



NOTES:

- A. NEW PORCH NOT SHOWN.
- B. DOORWAY CLOSED OFF ON INTERIOR
- C. SHED INDICATED FROM GHOSTS AND PAINT ON WALL AND FRAGMENTS OF CONCRETE SLAB



BA-2427 FARMLANDS COTTAGE 614 HILLTOP ROAD

FIRST FLOOR PLAN MEASURED BY KEN SHORT AND DAVID WASMUND DRAWN BY KEN SHORT JULY 2002

map
12.515
(7-14)

BA-2427

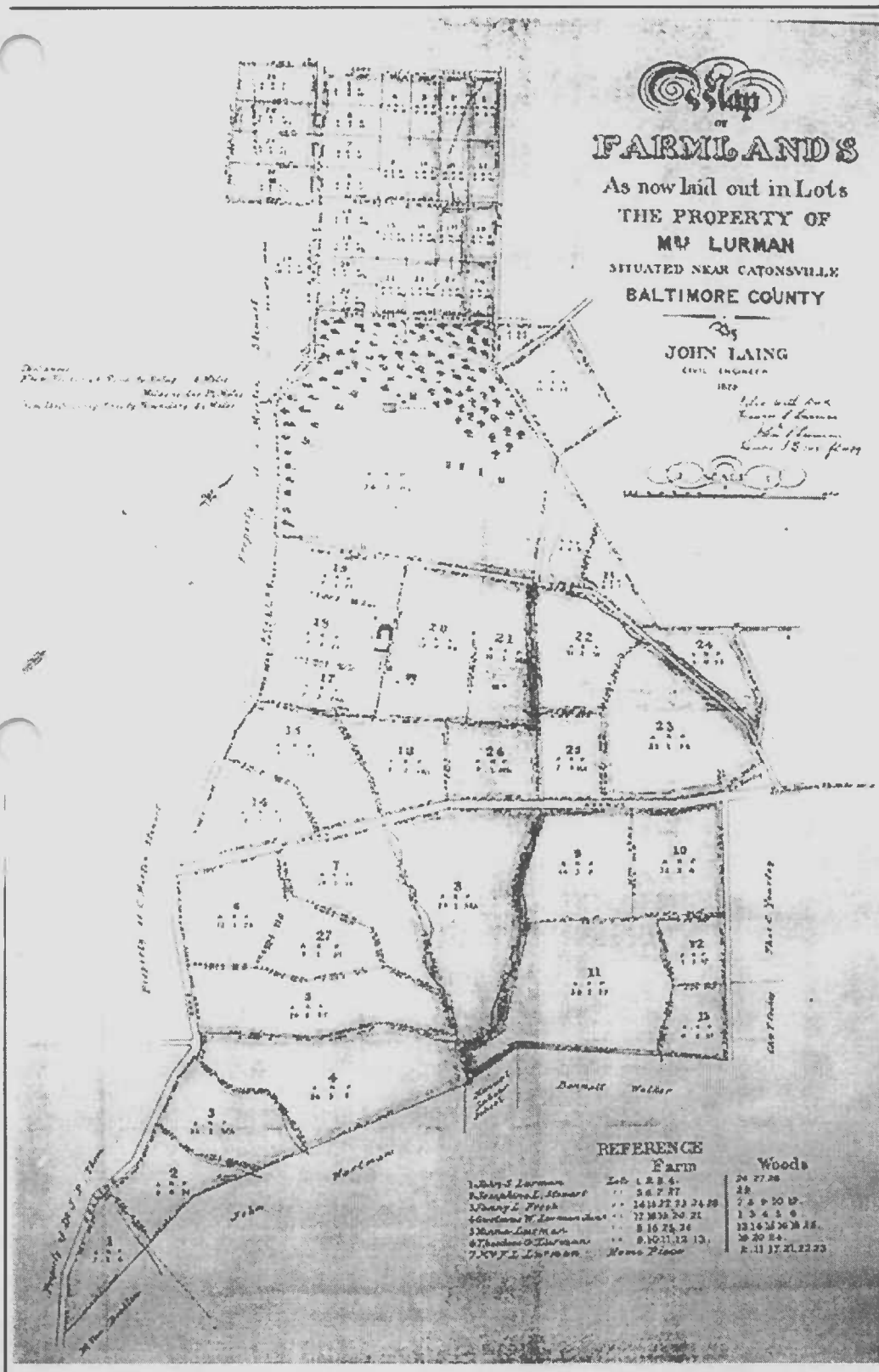
Farm lands

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Safe Deposit & Trust Co. of Baileys (c. Theodor G. Lurman)	Bd. of Ed. of Baileys Co.	21 Dec 1948	1717- 448	Deed fees	\$125,000	65.6 A	mentions plat of Farm lands but no ref. nothing about right of fee to live in house
Theodor G. & Nanny T. Lurman (c) / Baileys Co.	Safe Deposit & Trust Co of Baileys, trustee	8 Dec 1906	WPC 309- 117	Deed fees	\$40,000	65.6 A	contains the transaction house terms & conditions (over)
Fanny & Frank Frick Chas Minna Lurman / ?	Theodor G. Lurman, ?	3 Jun 1887	JWS 1631- 190	Deed Frick fees	\$45,650	?	includes lots 2, 11, 17, 21, 22, 23, + pts of others [must be the water to the prop]
Gustav W. Lurman & Frank Frick, execs of Frances L. Lurman, Baileys City	Fanny L. Frick (w/Co) Minna Lurman	2 Sept. 1886	JWS 154- 312	Deed fees	\$45,600	?	Orphans Ct, Baileys City 3-0, 1-0, 1-0
Rebecca Samuville Baileys City & Co widow	Gustav W. Lurman Baileys City & Co	7 Dec 1849	AWB 424- 396	Asst Indenture	\$1,200	193/4 A	Forest on Taylor's Forest
Rebecca Samuville Baileys City & Co widow	Gustav W. Lurman Baileys City & Co	7 Dec. 1849	AWB 424- 392	Asst Indenture	\$12,000	500 A.	Forest & Owings Adventure
Rebecca Samuville/ Baileys Co widow	Gustav W. Lurman Baileys City	31 May 1848	AWB 398- 71	Board of (unseparated)	\$24,000	500A - 7A sold to Lurman already Forest & Owings Adven- ture	has to pay \$12,000
George Brown, Prof.	Rebecca Samuville	25 Jun 1844	TK 342- 523	lease	\$1200/yr		

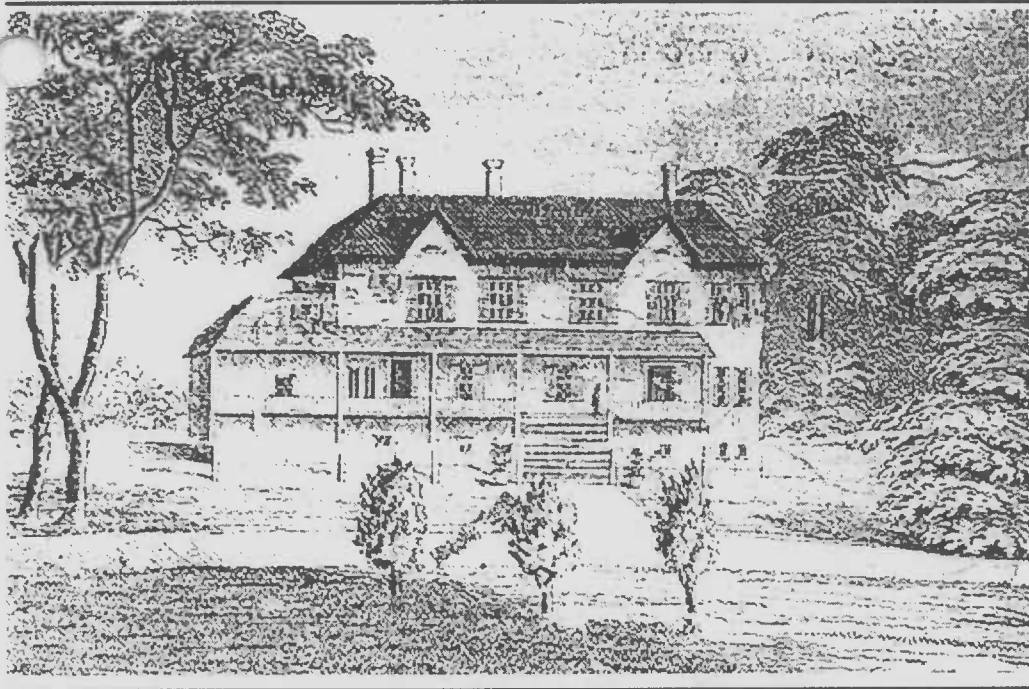
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PIC: Houses -- Farmlands

Subdivision plat of Farmlands, Catonsville, the Gustav Lurman property, as drawn up by John Laing, 1879. Site was later used for the Catonsville High School.



TOPIC: Houses - Catonsville - Farmlands

Farmlands, the Catonsville estate of Gustav V. Lurman. On the east side of South Rolling Road, it is now (2000) the campus of Catonsville High School. An engraved vignette from the 1857 Robert Taylor map of the City and County of Baltimore, Maryland, from "Actual Surveys".

Date: 1857

Photographer: from the 1857 Robert Taylor map.

Source: BCPL-Towson Library, Wilson Room.

(The digitized image of this photograph has been enhanced to improve its appearance.)

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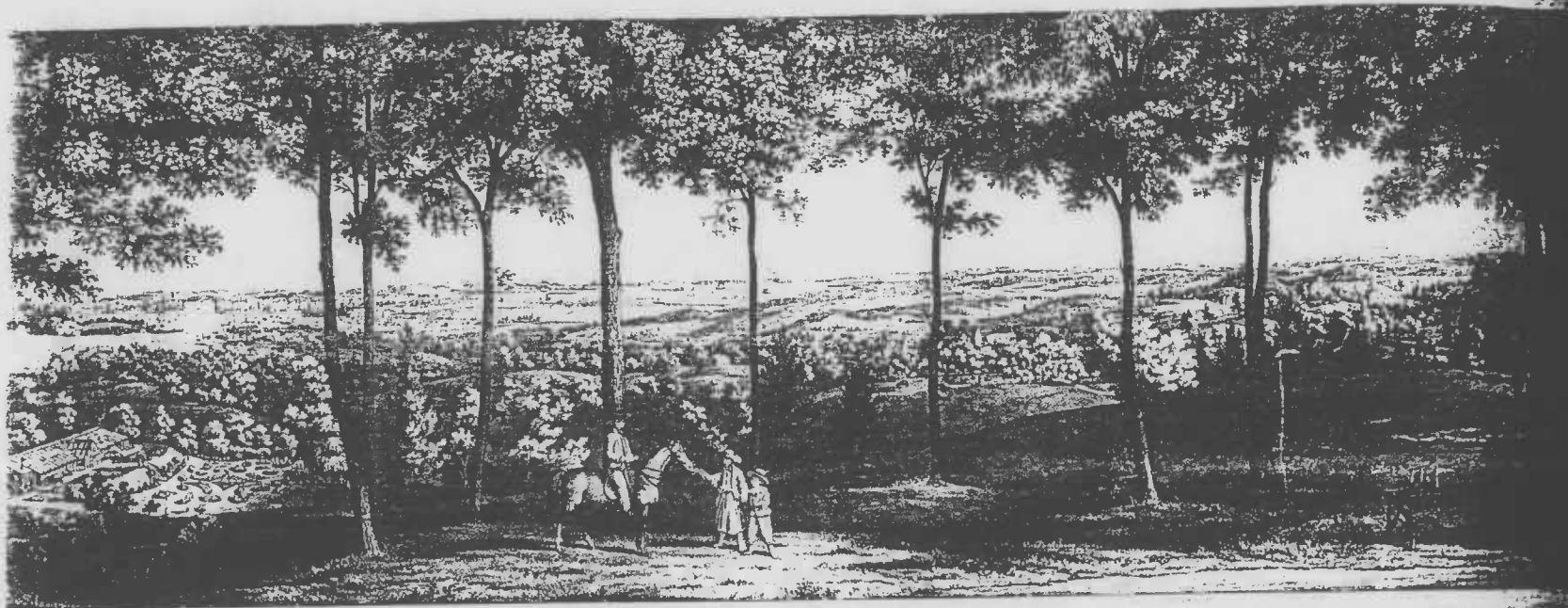
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VIEW FROM THE HILL



THE HOUSE AT THE FARM

The House at the Farm of Gustav
K. Lurman, Baltimore County.

"without any architectural preferen-
tion," but "of great comfort and

An "exter-
to the rig

BA-2427
"Farmlands"
614 Hilltop Rd

Sachse prints, in Laura Rice,
Maryland History in Prints



BA-2427

Farmlands

614 Hilltop Rd

Balto. Co, MD

Ken Short

July 2002

MD SHPO

Gardener's Cottage,

South & East elevs

1/7



BA-2427

Farmlands

614 Hilltop Rd

Balto. Co, MD

Ken Short

July 2002

MD SHPO

Gardner's Cottage,

north weste leus

2/2



BA-2427

Farmlands

614 Hilltop Rd

Balto Co, MD

Ken Short

July 2002

MD SHPO

Gardener's Cottage,

West elev., fr. South

3/7



BA-2427

Farmlands

614 Hilltop Rd

Balto Co, MD

Ken Short

July 2002

MD SHPO

Gardner's Cottage,

Easton, VA northwest

4/7



BA-2427

Farm lands

614 Hilltop Rd

Balto. Co., MD

Ken Short

July 2002

MD SHPO

Gardener's Cottage,

Easton, west elev.

5/7



BA-2427

Farm lands

614 Hilltop Rd

Balto. Co., MD

Ken Short

July 2002

MD SHPO

Gardner's Cottage,

East Chamber mantel

6/7



BA-2427

Farmlands

614 Hilltop Rd

Balta Co, MD

Ken Short

July 2002

MO SHPO

Carriage house - west & south elevs

2/7